

Bill Allen of La Jolla Investments said he flew to Washington, D.C. and met with Katherine Lang, the Deputy Associate Administrator for airports and David Bennett, the Director of Airport Safety and Standards regarding his aviation development. The FAA in Washington D.C. is developing a position paper on crew quarters, residential use, and caretaker facilities. FAA told Mr. Allen that people living or staying in hangars might complain about airport noise and that FAA was worried about safety of kids and dogs and security breaches.

Mr. Leary asked Mr. Allen: "Can you tell me honestly that you have not told anyone in that development that they could live there full-time and is there anybody now living there as a residence?"

Mr. Allen answered, "We never told anyone that full-time residential use was allowed in that project. We have letters that we have written to each person. Each person was given a copy of Rick Jenkins' assessment of it when they signed up with the project. Occasional overnight use of the facilities part-time, and to the best of my knowledge, we do not have anyone that is living there full time."

Mr. Fordem offered to make this issue an Agenda item for the March meeting, due to the lengthy comments by Mr. Allen and time limit presentations standards. Mr. Allen said he would let Mr. Fordem know. Mr. Drinkwater said the FAA's Western Region will answer the non-compliance letter response, as submitted by County Airports, in order to close out any open issues. Once FAA's response is received it will be on the website.

9. OLD BUSINESS

Regarding the committee to research landing aid options for Gillespie Field, Mr. Lindsay noted that the first meeting, for anyone wanting to attend, would be held in the Airport Administration Building after the next Gillespie Pilot's Association Meeting.

10. NEW BUSINESS

There was no new business.

11. NEXT MEETING

The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, March 16, 2004 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Marlene Williams, Secretary

7. AIRPORT MANAGER UPDATE

Ms. Crane introduced Michael Khoury, an engineer for the Department of Public Works, to report on Runway 27/L Pavement Rehabilitation construction project. Mr. Khoury advised that the contractor for this project could not come up with the FAA specified asphalt for the job. Staff negotiated a settlement with him and awarded a new contract to Hansen Construction. Mr. Khoury advised Council that this project should be completed within 45 days.

Mr. Fordem reviewed the history behind the Runway 27/L project and expressed concerns regarding assurances that work is now on track for completion. Mr. Leary expressed concern about the rainy season and work completion on this schedule.

Responding to a question from Mr. Fordem, Mr. Drinkwater advised that Airports Engineer, Eric Nelson is working on a pavement management plan for Airports.

Ms. Crane said she has tentatively scheduled the relocation of the Automated Weather Observation System (AWOS) equipment to be relocated from the Administration Building to the Air Traffic Control Tower starting March 16, 2004. Staff, technicians from FAA and the consultant will take about three days to complete the move.

The final ALP/Narrative Report is running a couple of weeks behind due to a design problem on Category specifications for Runway 17/35, Ms. Crane advised. The Planning Advisory Committee (PAC) will review the project in March, public hearing with GFDC in April and submittals to the Board for approval in April/May 2004.

8. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY ADDRESSED

Phyllis Trombi representing Gillespie Pilots Association (GPA) asked if the County would again go to the Regional Airport Authority in opposition to the Boyd project. Mr. Drinkwater said the Airport Land Use Commission (ALUC) meeting is scheduled for March on the Boyd residential development and in April for the Santee residential development. Santee did not require a zoning change because the parcel was already zoned for residential use. The Boyd development would require a zoning change from the City of El Cajon for residential use and a change to the City's General Plan. Doug Sachman, consultant with DMJM will speak on behalf of the County before the ALUC.

Bob Lindsay, a Sky Harbor tenant, said Mr. Drinkwater asked him to head a committee to come up with ideas on an improved instrument approach for Gillespie Field. The committee has asked FBO's, instrument pilots and others to participate. The committee will research and bring to the GFDC advantages and disadvantages of these alternatives. At their first meeting they plan to define the problem, establish some criteria for a successful solution, and establish an action plan for their following meetings.

3. CHAIRMAN'S REPORT

Mr. Fordem said he wants to return to fast "to the point" meetings. The Chairman's goal is to hold meetings to an hour timeline. Chairman Fordem noted he would like everything presented to Council be distributed before the meeting so Council can review paperwork before meeting dates so that appropriate questions can be asked of staff.

4. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater:

- Thanked Mr. Parker for serving several terms and most recently as the Gillespie Field Development (GFDC) Chairman. Mr. Parker has guided Airport Staff in making sound decisions and is tactful but assertive when necessary. Mr. Drinkwater presented Mr. Parker with a "Guiding Light" Recognition Plaque featuring a working airport light.
- Introduced John Kross of the Department of General Services who spoke on the Weld Blvd. "Request for Proposal" (RFP) project. Mr. Kross is assisting Airports staff in the selection of a developer that would have the ability to develop the Weld Blvd., Site 5 parcel, so that it would be consistent with the airport goals. Mr. Gibson requested good mapping be part of the RFP package.
- Advised that Gillespie Field Redevelopment update is going to the Board of Supervisors in April. It will be briefed to GFDC in March by Sunny Barrett.

5. REAL PROPERTY UPDATE

Chairman Fordem asked that Council hear the Real Property Agenda items before the Airport Manager's report.

Ms. Lardy advised that the sample "Aviation Development Standards", as distributed to Council for review, will be discussed further at the March GFDC meeting. Ms. Crane and Ms. Miller are working on the Minimum Standards and Rules and Regulations.

Mr. Gibson said he would encourage the County to market, more aggressively, the parcel adjacent to the MTDB trolley station (SE corner of Weld & Cuyamaca). Mr. Fordem asked Mr. Gibson to work with Ms. Lardy on marketing that parcel too.

6. REQUEST FOR LETTERS OF INTEREST AND QUALIFICATIONS TO DEVELOP THE WELD BOULEVARD SITE 5 PARCEL

Mr. Leary moved that the Council recommend to the Board of Supervisors to approve the proposed "Request for Letters of Interest and Qualifications" process to develop the Weld Blvd., Site 5 parcel (NW corner), as recommended by staff. Mr. Gibson seconded the motion, which passed unanimously.



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego
Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Rick Fordem
Chairman

John Gibson
Councilman

Cliff Leary
Vice Chairman

Jerry Hollingsworth
Councilman

Bob Parker
Councilman

**DRAFT – SUBJECT TO GFDC
APPROVAL MARCH 16, 2004**

MINUTES OF February 17, 2004

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Rick Fordem	Peter Drinkwater
Cliff Leary	Lee Ann Lardy
John Gibson	Michael Khoury
Jerry Hollingsworth	Noreen Crane
Robert Parker	Marlene Williams

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Rick Fordem called the meeting to order at 6 p.m. All Council members were present.

2. APPROVAL OF MINUTES

Mr. Parker made a motion that the Minutes of January 20, 2004 be approved as submitted. Mr. Leary seconded the motion, which passed unanimously after a question from Mr. Gibson on the “commercial zoning” comment from City Councilman Dick Ramos regarding development of Site 5 (parcel at NW corner of Cuyamaca & Weld).